



Department of General Services
FY2019 **Annual Report**

ONE DEPARTMENT WITH ONE MISSION
DELIVERING GREAT SERVICE



TABLE OF CONTENTS

Welcome Letters	3
DGS At A glance	4
A Responsive and Accountable County Government.....	6
Partnering with the Community	7
Government Efficiency	9
Customer-Focused Service	12
Fleet Managemement Services	14
Environmental Sustainability	18
Community Engagement, Enrichment and Preservation.....	20
Public-Private Partnerships	25



The Department of General Services proactively serves the diverse business and service requirements of all County departments, providing a single point of government to government service, enabling departments to successfully complete their respective missions and, thereby, adding value to the services performed by Montgomery County to county residents.



Marc Elrich, County Executive

WHEN MONTGOMERY COUNTY VOTERS elected me to be their County Executive, I laid out a plan based on my vision for a more equitable and inclusive Montgomery County. We achieve this vision through seven priority outcomes and headline measures: thriving youth and families, a growing economy, a greener county, easier commutes, a more affordable and welcoming county, safe neighborhoods, and effective, sustainable government. Across the structure of the County government, every department, office and commission works diligently to achieve this vision through these outcomes. Supporting every department, often behind the scenes, sometimes in the public eye, but always key to our success, is the Department of General Services. The staff and leadership of DGS consistently prove themselves critical in providing facilities, services, and support to our healthcare, public safety, environmental, transportation, economic development, courts and community. Achieving the challenging goals before Montgomery County takes a team effort. I am pleased and proud that DGS is always there to support and lead where called upon.



David E. Dise, Director

THE DEPARTMENT OF GENERAL SERVICES has a portfolio of varied functions but a consistently high level of expertise and commitment to service. From major capital construction, to fleet and facility management, to best practices and innovation in energy and sustainability, the DGS team never loses sight of the goal to Deliver Great Service. Our core mission is to make other people successful. The vehicles we maintain, the buildings we design, construct and maintain, the reduction of energy consumed, and the innovations we implement across the portfolio are all done so that county departments can help youth and families thrive, grow the economy, make a greener county, provide easier commutes, and safe neighborhoods. Much of what we do you never see. Some of what we do you see through the county departments delivering programs and services to communities across this amazing county. Everything we do, we do for this and coming generations of residents. This annual report focuses not only on what the DGS team does but also on how this contributes to the County Executive's priority outcomes. I think you will agree with me that these are amazing people doing amazing work. To an individual, every DGS employee strives to make Montgomery County a wonderful place for everyone to live, work and play.

FY19 AT A GLANCE

- ▶ Performed preventive maintenance, repair, and groundskeeping for **435 County-owned** and County-leased facilities.
- ▶ Salted, sanded, plowed and removed snow for **8.0 million square feet** of parking lots, and **over 83 miles** of sidewalks during snow season.
- ▶ Led a Fleet Management operation of \$73.80 million, providing comprehensive fleet preventive maintenance, repair services, and acquisition for a fleet of **3,568** public safety and general administrative vehicles, snow plows, buses, dump trucks and other equipment.
- ▶ Maintained a fleet of **1,276** alternative fuel vehicles within a total fleet size of **3,568**.
- ▶ Secured funds for green initiatives. Received a total of **\$4 million** in grants and utility incentives for energy saving, advanced energy and fleet fuel saving projects since FY13. An additional **\$3.5 million** in grants and incentives are expected to be received in FY20.
- ▶ Provided comprehensive real estate services from an assessment of requirements to acquisition of leases and necessary buildout. Managed an inventory of **951,398 square feet** of leased space for County programs.
- ▶ Fulfilled the County's comprehensive mail and graphics requirements in an environmentally productive manner. The Printing and Mail program has saved **121 trees**, **1.38 million gallons of water** and reduced **113,460 pounds of carbon dioxide** by implementing eco-friendly practices.
- ▶ Led Print and Mail operation of **\$8.14 million**, designing and overseeing mail and graphics services to facilitate County programs.
- ▶ Administered the County's **\$4.8 million** Non-Competitive Grant Program. Processed **31 contracts**, audited expenditures of grant awardees and disbursed funds in compliance with the program mandate.
- ▶ Led the County's compliance with the American with Disabilities Act (ADA) in agreement with the Department of Justice (DOJ). The ADA Compliance program has completed remediation work on **46 of the 83 facilities identified**, a 55% achievement. In addition, another **31 facilities** are under remediation.
- ▶ Provided for the County's records management requirements, storing **3,716 boxes of documents** in FY19 and shredding **201,131 pounds of paper**.
- ▶ FY19 department complement: **440 employees**.
- ▶ Resource investment: **\$29.98 million** via the General Fund.

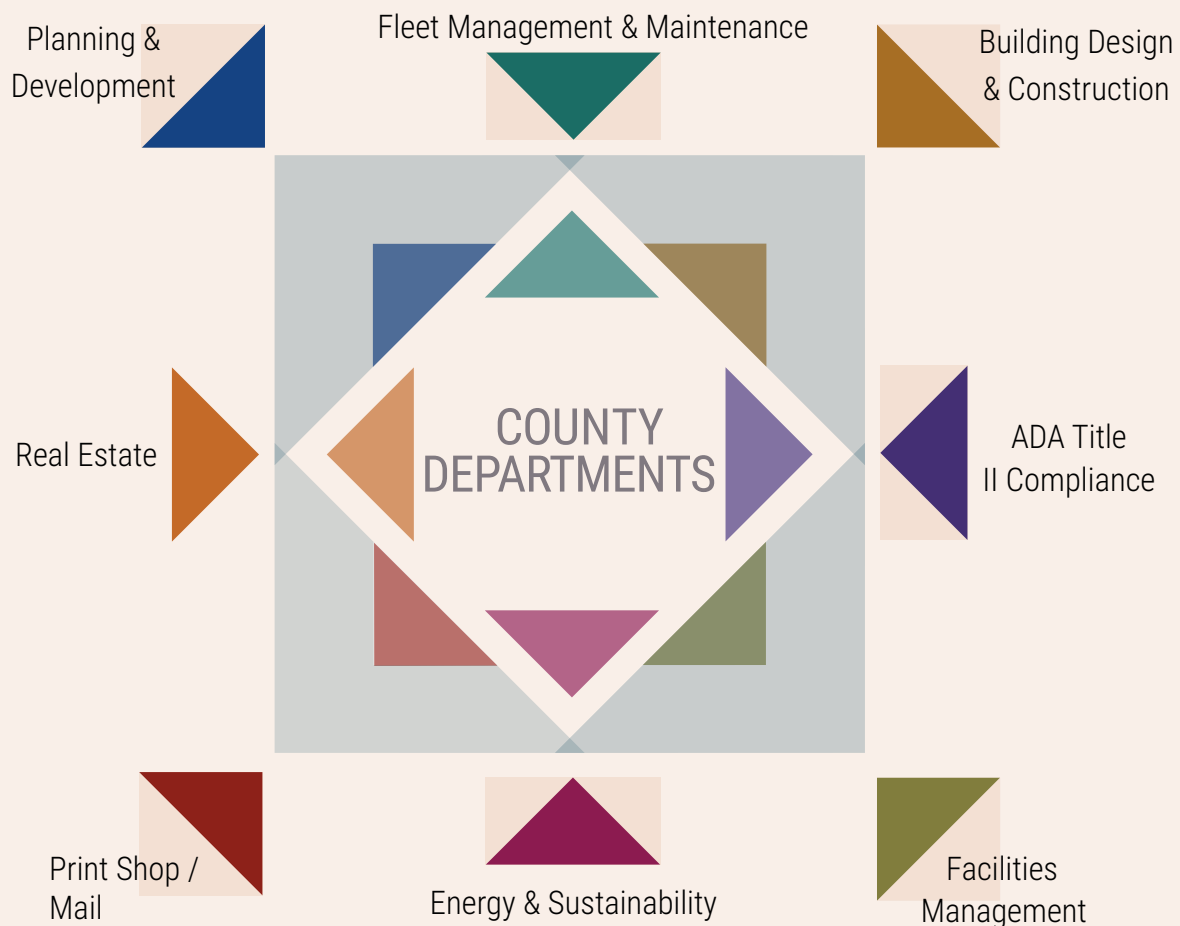
ONE DEPARTMENT

ONE MISSION:



DGS Programs—Provide a Single Point of Government to Government Service

Colesville Health Daycare Center



DELIVERING GREAT SERVICE

A RESPONSIVE AND ACCOUNTABLE COUNTY GOVERNMENT



Division of Facilities—trades Display



KidStop Child Development Center



Colesville Health Daycare Center

DGS CORE VALUES

THE DEPARTMENT OF GENERAL SERVICES comprises many and diverse functions sharing a common and critical mission: providing services to Montgomery County Government departments and offices, enabling them to serve the public. Our divisions set and meet the highest standards for service and delivery. Five core values that are aligned with our County Executive Marc Elrich's vision distinguish our approach:

- **GOVERNMENT EFFICIENCY** — As stewards of County resources, DGS ensures facilities, fleet, construction, real estate, and community assets operate cost effectively and efficiently. We provide 24/7 critical support services for Montgomery County government programs, buildings and properties, coordinate County-wide business support services, and ensure efficient operations.
- **CUSTOMER-FOCUSED SERVICE** — Meeting the needs of all our county residents is essential. DGS has set and continues to meet high performance standards for asset maintenance, service delivery, and building design and construction. We lead the County's efforts to make our buildings, programs and services accessible to all, implementing ADA improvements and accessibility.
- **ENVIRONMENTAL SUSTAINABILITY** — DGS is committed to reduce the environmental impact of government operations. The mission of our Office of Energy and Sustainability is to ensure that Montgomery County operations adhere to the highest standards of sustainability, integrate assessment of environmental impacts into decision-making and maximize resource conservation at every opportunity.
- **COMMUNITY ENGAGEMENT, ENRICHMENT AND PRESERVATION** — Our divisions work with communities from planning to ground-breaking through construction and maintenance to engage residents and assure building design reflects the neighborhood character. DGS is committed to preserving community character, our county history, and archives while Montgomery County continues to grow.
- **PUBLIC-PRIVATE PARTNERSHIPS** — The department leverages County assets and works with development partners in the private sector to design and construct County facilities using fewer public dollars. Assets are designed and constructed to meet the needs of the County and the community thereby enriching local communities.

PARTNERING WITH THE COMMUNITY



THE DEPARTMENT OF GENERAL SERVICES is committed to working in the community and helping our neighbors. Each year, the department selects a local nonprofit organization that receives a day of community service wherein employees help the organization improve the appearance of its facility.

In 2019, The Department of General Services selected Jubilee Association of Maryland. The employees of the department removed a nonfunctioning deck, mulched and weeded flower beds, and landscaping around property; and removed debris from property

Jubilee Association of Maryland provides opportunities & support for adults with intellectual & other developmental disabilities to live in & enrich their community while fulfilling their personal, family, social, & spiritual needs.

The Association bases its work on a belief in the dignity and worth of all people, as well as their right to pursue happiness as full, respected members of our society.





GOVERNMENT EFFICIENCY

Nicholson Court Carpet Installation

GOVERNMENT EFFICIENCY



Avery Road Complex November 2017



Public Safety Headquarters Elevator modernization



Colesville Health Daycare Center Window Replacement

DIVISION OF FACILITIES MANAGEMENT

- ▶ The Division of Facilities Management (DFM) maintains over **435** County-owned and County-leased facilities. This represents over **10,000,000** square feet of institutional space. We facilitate County operations ensuring that facilities are in optimal condition allowing our County colleagues to carry out their mission of serving Montgomery County citizens.
- ▶ DFM runs a 24 hours/7 days a week operation. During FY19 the Division received **25,853** work order requests with an average quarterly closure rate of **79%**.
- ▶ DFM is responsible for ensuring facility readiness even under unforeseeable conditions. FY19 challenged us with **2,127** incidents that we effectively managed at a cost of over **\$1.41MM**.
- ▶ DFM maintains over **10,584,000** sq. ft. of landscape.
- ▶ DFM is a key partner during emergency response operations. The Division's work directly contributes to ensuring the County continuity of operations. Through in-house and contract forces we perform snow removal at **210** County facilities, clearing over **440,000** linear feet sidewalks and over **8,000,000** sq. ft. of parking/access space.
- ▶ DFM leads **8** Level of Effort (LOE) initiatives under the County's Capital Improvement Program (CIP) from roof replacement, to parking resurfacing and elevator upgrades.
- ▶ DFM manages the County's Building Automations Systems (BAS), we remotely respond and control energy and environmental conditions at **96** County facilities.
- ▶ DFM inspects and maintains **121** emergency generators located throughout the County, ensuring that systems are operational for emergency situations.
- ▶ Customers agree that DFM provides consistently good services, with a solid rating of **3.88** as shown on the *Buildings Aesthetics and Overall Maintenance Survey*.

GOVERNMENT EFFICIENCY

COMPLETED

- **HVAC improvements:** Correctional Facility (MCCF) W. Wing Hydronic Boilers; Roof Top Units (RTU) #1 #5 at Silver Theatre; 4 Boilers at Germantown Indoor Swim Center; HVAC/Furnace at Jane Lawton (Leland) Community Recreation Center; Chiller at Quince Orchard Library; 7 Boilers at Holiday Park Sr. Center; One (1) RTU at Building "A" Fleet Maintenance; 5 WS Heat Pumps at Emergency Communication Center (ECC); seven (7) W/S Heat Pump units at BCC Center; Silver Spring Bus Depot Bldg D Split DX AC; Damascus Library Chiller; The Chiller at Glen Echo Park; Chiller @ Fairland Recreation Center; the Boiler at Quince Orchard Library; 2 Roof Top Units (RTU's) at Waring Station Daycare; Judith Resnick Daycare; Council Office Building (COB) Garage Exhaust Fan; Davis Library Controls from Pneumatic to Direct Digital Control (DDC); White Oak Library Controls from Pneumatic to DDC; Supplemental Air Handling Unit (AHU) in Public Safety Headquarters (PSHQ) Terrace Level Lab (Engineering Design)
- **Elevator Modernizations:** Public Safety Head Quarter (PSHQ) and one new elevator was added; Praisner Community Center; Montgomery County Detention Center (MCDC); Holiday Park Senior Center
- **Life Safety:** Fire Alarm System replacement: Strathmore Mansion; PSHQ; Potomac Community Center; Potomac Library; Center for Domestic Violence; Martin Luther King (MLK) Swim Center; COB; Praisner Library; Brookeville Depot building D; Long Branch CC; White Oak Library; Pre-Release Center
- **Roof replacements:** COB Garage Stair Tower
- **Parking Lot resurfacing:** Potomac Community Center
- **Environmental:** Alternate Emergency Call Center (AECC) Underground Storage Tank (UST) Removal/ Above ground Storage Tank (AST) Installation, Kingsview Fire Station (FS) #22 UST Removal/AST Installation, Milestone FS#34, Travilah FS#32 COB Fuel Station repairs, FS #25, 1301 Piccard, Damascus FS#13
- **Building Envelope repairs:** Volunteer Fire Department (VFD) Station 5 Rolling Doors Replacement; VFD Station 19 Rolling Doors Replacement; VFD Station 26 Rolling Doors Replacement; KidStop CDC Outside Wall Repairs & Windows Replacement ; FS 29 Windows Replacement (Engineering Design); Holiday Park Sr Center Windows Replacement (Engineering Design); Upgrade & Replace Windows at Colesville Health Center
- **Other:** Data Center replacement of 2-200KVA UPS systems; Public Safety Communication Center (PSCC) IMS 4000 UPS monitoring system; Two 150KVA UPS systems were replaced at PSCC for Transportation Management Center (TMC)

IN PROGRESS

- **Roof replacements:** Damascus Depot Roof; Poolesville Depot; Executive Office Building (EOB) and Upcountry Community Center, Montgomery County Detention Center (MCDC).
- **HVAC Improvements:** Colesville Health: MCCF Central Wing Hydronic Boilers; Silver Spring AFI Theatre 2 of Remaining 5 RTU's; Chiller at Up County Gov Center; Chiller at Germantown Library; Chiller at Davis Library; Schweinhaut Sr Center Gas Furnace & AC; Upgrade VAV Drives & Controls at Up County Gov Center; Convert 2 Oil-Burning Boilers at Clara Barton Recreation Center; RTU at Up-County Pool; 2 Boilers at Aspen Hill Library; 2 RTU at Brooke Grove Daycare; The Boiler at Praisner (Fairland) Recreation Center; 3 RTU's at Potomac Library; 2 RTU's at Avery House Detox House; the Chiller at Coffield Recreation Center; Upgrade & Install Eye-Wash Stations in PSHQ Labs
- **Building Envelope repairs:** Rolling Doors Replacement: VFD Station #31; VFD Station #17 Rolling; Fire Station #15; Holiday Park Sr. Center; Windows Replacement; Replace Entrance Doors at Colesville Health Center; Replace & Upgrade Windows at 8818 Georgia Ave Health Center (Engineering Design); Replace & Upgrade FS 29 Windows (Construction); Replaced windows at UpCounty Regional Service Center
- **Elevators modernization:** 2 elevators at Up-County Government Center; 1 elevator at Strathmore Mansion; COB Elevators Cab Modernization; 6 elevators at EOB
- **Environmental:** Fleet refueling station upgrades (UST removal/ AST Installation) at Seven Locks, Colesville Depot, Takoma Park FS #2, Clara Barton Recreation Center.
- **Life Safety Systems upgrade:** Twinbrook Library; 5th District (5D) Police Station; AECC; Bethesda Library; Lawton CC; Quince Orchard Library; Rockville Library. AECC second floor and third floor Hydrogen Detector/Exhaust Fans; COB UPS room HVAC improvement design and construction; COB UPS room Hydrogen detector; COB Garage Lights Repairs; EOB Fire Pump Electrical Feeder Upgrade
- **Parking Lot resurfacing:** Strathmore Mansion; 8818 Georgia Ave Department of Health and Human Services (DHHS) Facility.

GOVERNMENT EFFICIENCY

THE OFFICE OF REAL ESTATE acquires, disposes of and leases space to enable County departments to perform their missions. This office negotiates rental leases to achieve savings and improve our efficient use of available buildings, office space and facilities to deliver County services.

ACCOMPLISHMENTS

- ▶ **In FY19, Office of Real Estate completed three new leases, seven new licenses, and 11 amendments. We also completed 10 miscellaneous documents and managed 22 significant property management issues.**
- ▶ **Three new leased locations were: African American Health Program at 1401 Rockville Pike, Cabin John Liquor Store and an antenna site on Black Rock Road. We also executed new licenses for the expansion of the Interfaith Clothing Closet at 751 Twinbrook Parkway and the Bel Pre Child Care.**
- ▶ **Provided significant support to the DTS 800 MHz expansion CIP project. Executed one new lease and five new licenses. We also amended three locations. Significant new projects included: tri-party agreement at Montgomery College, Germantown campus, the Bretton Woods/IMF site, Fire Stations 25 and 31, the EOB rooftop and the River Road antenna site. We amended agreements at the NRC building on Rockville Pike, 21200 Martinsburg Road, and at Strathmore Hall.**
- ▶ **Exercised a purchase option in the lease for 1300 Quince Orchard Road to buy our Emergency Communication Center.**

Significant Work In Progress:

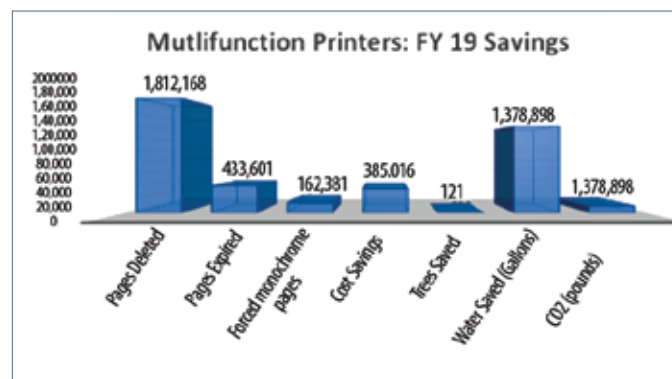
Glen Echo — Sub-Cooperative Agreement and License for Vendors; Master Agreement with MCPS for child cares in open schools; Multi-Agency Service Park Agreement with MNCPPC; Poolesville Liquor lease

(new) and Poolesville Library (renewal); Solicitation for 22 acres of farmland; Amendments of: Black Box lease and 17-B Firstfield ; Relocation of TESS Center; Re-let house at 19420 Wasche Road, Dickerson; Amend/extend antenna agreement at FS31—following completion of disposition

THE DIVISION OF CENTRAL SERVICES provides efficient, centralized business support services for the day-to-day administrative functions of DGS. These include oversight and management of: budgets and financials, information technology, human resources for DGS personnel, contracts and procurement, and records management. DGS operates a records management program that provides timely and efficient document management services to County government.

OUR MONTGOMERY COUNTY PRINT SHOP strives to meet the highest levels of government efficiency, while providing outstanding customer service and reducing the environmental impact of print and mail.

- ▶ **Implementation of the new Multi-Function Printer (MFP) contract**
- ▶ **Over 550 MFP's in the fleet**
- ▶ **10% savings compared to the previous contract**
- ▶ **Implementation of Kofax scanning software at the Record Center**
- ▶ **Updated Electronic Records Management initiative creating new scanning templates for each department to align with the move from Zylmage to Kofax**



CUSTOMER-FOCUSED SERVICE

BEFORE



AFTER



Marilyn Praisner Exterior ADA repairs.

BEFORE



AFTER



Executive Office Building Restrooms

BEFORE



AFTER



Damascus Senior Center Library

CUSTOMER-FOCUSED SERVICE



Executive Office Building Restrooms

CUSTOMER-FOCUSED SERVICE MEANS THAT DGS divisions focus on the needs of all County residents. DGS divisions have established and continue to meet high performance standards for fleet maintenance, facility maintenance, service delivery, and building design and construction. We lead the County's efforts to make our buildings, programs and services accessible to all, including ADA improvements and accessibility.

ADA COMPLIANCE

The Americans with Disabilities Act (ADA) is a civil rights law that guarantees equal opportunities for individuals with disabilities in public accommodations and in government programs. Our ADA Compliance Program assures that Montgomery County complies with Title II of the ADA by making the built environment and County programs accessible to all individuals with disabilities and provides compliance services including employee training, technical assistance and complaint resolution.

ADA ACCOMPLISHMENTS

- ▶ **Received the 2019 NACO Award for the ADA Knowledge Transfer and Succession Planning Initiative.**
- ▶ **1301 Piccard Drive required on-going coordination with Department of Health Human Services (HHS) to allow for ADA renovations to occur while accommodating the programming needs of this 24x7 facility.**

VISUAL COMMUNICATIONS

- ▶ Expanded Video Remote Interpreting (VRI) – to facilitate HHS Emergency Support Services
 - › Crisis Center 24/7
 - › Corrections and Pre-Release 24/7
- ▶ HHS Crisis Center Client Services Window Intercom w/ Audio Loop
- ▶ Wheaton Library and Recreation Center Multiple Audio Loops (Social Hall and Meeting Rooms)
- ▶ Praisner Library Audio Loop (large meeting room)
- ▶ FM Assisted Listening System (ALS) at AFI Theater
- ▶ Coordinated with DTS-Web and Mobile Applications Team to assume website accessibility.
 - › Worked with Columbia Lighthouse for the Blind to audit the County's web pages and mobile platforms.

FLEET MANAGEMENT SERVICES



Nova Articulated Bus



Electric Bus



Micro Transit Bus

THE DIVISION OF FLEET MANAGEMENT SERVICES (DFMS) provides a comprehensive fleet management program that meets the needs of our County customers, leading through best practices, environmental stewardship and sustainability. We strategically plan, acquire, maintain and dispose of County fleet vehicles and equipment, providing the highest level of cost effective and efficient fleet operations, ensuring transparency and accountability through a dedicated, highly trained, and certified fleet staff.

PANEL REFURB PROJECT

Fleet management services recently began a restoration project with a local Transit Bus, Heavy equipment collision center to eliminate the excessive downtime Transit buses were experiencing when they were involved in minor accidents.

Current fleet of buses have lower skirt panels that allow fleet technicians access to the areas normally hidden to the untrained eye. Unfortunately these panels are also the first areas damaged when an accident occurs.

In the past, fleet would have to order the replacement panels, wait for them to be produced (no two transit busses are alike) ship from the West Coast, arrive in a huge wooden crate (in most cases they are damaged when they arrive).

The cost alone for shipping would exceed the cost of the panel, and then the process to primer seal and paint. This takes weeks to complete with an average cost of over \$1,000.00 per panel.

We currently are sending damaged panels to the local Collision Center to be repaired, we receive the panel back completely restored to the original factory design and base color. The average cost for the panels regardless of size or damage is \$400.00 and we receive them back within a few days in most instances.

This process is not only cost effective it allows the depots to have panels in stock and available to be installed to keep the busses in service.



Panel refurbishments

FLEET MANAGEMENT SERVICES



Energy Consumption/Vehicle Use Within the Fleet

11 Vehicle Maintenance Facilities	30,011 Service Work Orders Processed	97% Administrative Fleet Availability	3 Centralized Motor Pools
31 Fuel Sites Managed	11,690 Preventive Maintenance Inspections	92% Heavy Equipment Availability	112 Fleet Maintenance Technicians

3,452 Fleet Vehicles

4,013 Gallons of Gasoline Eliminated by Electric Vehicles

1,216 Alternative Fuel Vehicles

39 Battery Electric Vehicles

37% of the Fleet is an Alternative Fuel Vehicle

3,524 Electric Vehicle "Charge-Ups"

17 Level II Electric Vehicle Charging Stations

39 Medium Duty Gas Cargo Vans Converted to Hybrid

5.2 Million Gallons of Fuel Consumed

32 Million Miles Driven

1.5 Million Diesel Gallons Displaced by CNG

126 Facility Safety Inspections Completed



The bus and employee parking EMTOC

FLEET MANAGEMENT SERVICES



Electric Bus

EV BUS PROCUREMENT

THE DIVISION OF FLEET MANAGEMENT SERVICES, in partnership with Office of Energy and Sustainability and Montgomery County Ride On are in the process of completing the purchase of Montgomery County's 1st four electric buses. The project includes the purchase of the buses, the purchase and installation of the first 4 charging stations and the addition of electric capacity to support up to 14 electric buses. The buses and chargers are manufactured by Proterra. The buses are 35ft in length with an approximate range of over 200 miles.

The project was initiated as part of an FTA Low/No emissions grant and involved the analysis of several key areas of operation as well as meetings and discussions with equipment manufacturers, consultants and other transit properties operating electric buses.

The first order of buses are expected to begin service in December 2019. Additionally, DFMS is in the process of developing specifications for an additional 64 electric buses to be purchased in conjunction with a microgrid project under development by Office of Energy and Sustainability.

ARTICULATED BUS PROCUREMENT

IN SUPPORT OF AN ALL-NEW TRANSIT PROJECT designed to provide Bus Rapid Transit (BRT) like service along the Route 29 corridor, the Division of Fleet Management Services developed a bus specification and procured 16 new 60ft Nova articulated buses. These buses will be unique to any service currently operated by Ride On. The buses are designed to provide a transportation experience similar to light-rail. The bus procurement was part of a multi-year project that included specification development, contract award, and bus build. The buses are expected to be received by February of 2020.

MICRO TRANSIT BUS PROCUREMENT AND IMPLEMENTATION

IN SUPPORT OF NEW RIDE ON TRANSIT INITIATIVE, DFMS designed and procured 7 micro transit buses. The buses support the new Ride On Flex service as well as regular fixed-route service. The Ride On Flex service is a new on-demand service where riders request service through an app. The bus is on a Ford 350 Transit chassis and seats 10 passengers and 2 wheelchair positions.

ENVIRONMENTAL SUSTAINABILITY



Public Safety Headquarters Aerial view

DGS STRIVES TO REDUCE the environmental impact of government operations while delivering superior service. We set the highest standards for sustainability, launch innovative initiatives to reduce costs, use renewable energy, conserve energy in our buildings and fleets, and plan sustainable strategies for our future. Sustainability is core to our print and duplication, energy management, fleet management, facilities maintenance, and building construction activities. The Office of Energy and Sustainability (OES) coordinates sustainability initiatives to reduce the environmental impact across DGS and all County departments to ensure the County leads by example.

OES leads the County's efforts to implement green and cost-effective practices in its government buildings, vehicles, lands and operations. To accomplish this, OES:

PROVIDES SUPPORT AND EXPERTISE to enable DGS Divisions and our partners across the County government to adopt sustainable practices, prioritize energy and cost-saving projects, obtain funding, and communicate successes.

IMPLEMENTS INNOVATIVE AND ADVANCED ENERGY PROJECTS to reduce greenhouse gas emissions and improve resiliency of government facilities and the overall utility grid

MANAGES THE COUNTY'S ENERGY USE, by processing over 1300 utility bills per month, analyzing the data, and developing action plans to reduce energy consumption and costs.

PROVIDES FINANCIAL STEWARDSHIP by identifying and applying for grants and incentives for clean energy and energy saving projects. OES also recovers funds from utility billing errors and negotiates electricity supply contracts to save costs on electricity in County facilities.

INITIATIVES UNDERWAY

- The County is seeking a public private partnership (P3) for a third party to implement advanced energy infrastructure onsite to support the charging of the County's bus fleet. The County is installing charging infrastructure at Brookville Bus Depot for the County's first 14 electric buses but seeks to prepare the site for additional future electric buses operating from this facility.
- In an effort to mobilize brownfields and the built environment for clean energy production, the County is seeking a third party to install a six megawatt solar energy project on the County's Oaks Landfill. Two megawatts are intended for County government operations and four megawatts are intended for community solar designed under the state's low and moderate income portfolio.

ENVIRONMENTAL SUSTAINABILITY



DC Fast Charger at PSHQ



Combined Heat and Power at PSHQ



OES Team Reviewing Energy Data

ENERGY AND SUSTAINABILITY ACCOMPLISHMENTS

- ▶ **Achieved carbon neutrality for County buildings and fleet.**
- ▶ **Provided 100% clean electricity to County facilities and electric vehicle charging stations. Purchased additional renewable energy credits to offset greenhouse gas emissions from natural gas and oil use in buildings.**
- ▶ **Secured funds for green initiatives. Received a total of \$4 million in grants and utility incentives for energy saving, advanced energy and fleet fuel saving projects since FY13. An additional \$3.5 million in grants and incentives are expected to be received in FY20.**
- ▶ **In partnership with DOT, worked to overcome regulatory barriers to cost effective installation and operation of LED streetlights and secured incentives from utilities. These efforts supported DOT's streetlighting project which will replace 25,000 inefficient fixtures with LED lights.**
- ▶ **Upgraded three facilities to highly efficient LED lighting, expected to save over \$115,000 and 1 million kWh of electricity annually, and improving occupant comfort, working conditions and safety.**
- ▶ **Maintained 7.6 megawatts of solar and other clean energy technologies on County facilities installed since 2016, including microgrids at the Thomas Manger Public Safety Headquarters and the Montgomery County Correctional Facility. The microgrids now produce clean energy and low-carbon energy to meet the energy needs of these crucial facilities and enable them to operate independently of the energy grid during normal operations and prolonged power outages.**
- ▶ **Continuously maintain proactive management of energy and water use in facilities and identify opportunities for effective energy efficiency projects through utility data analysis and energy sweeps. In FY19, energy sweeps were conducted in 11 County facilities.**
- ▶ **Completed water conservation projects including installing low flow sink aerators and showerheads at two facilities in FY19, expected to save \$28,000 in water costs annually.**
- ▶ **Processed utility bills for all County facilities and searched for and resolved billing errors resulting in recovery of over \$230,000, as well as over \$120,000 recovered from water submetering in FY19.**

COMMUNITY ENGAGEMENT, ENRICHMENT AND PRESERVATION



Proposed New Design of Avery Road Treatment Center



Old Avery Road Treatment Center

THE DIVISION OF BUILDING DESIGN AND CONSTRUCTION (DBDC) is responsible for planning, designing, and constructing Montgomery County's public buildings to high performance standards while paying close attention to residents' input, environmental and economic concerns. Public buildings include fire stations, police stations, libraries, recreational facilities, civic buildings, service depots and parking garages. DBDC is committed to providing leadership that will foster conservation, protection and improvement of the environment by planning, designing, constructing and maintaining buildings that are energy efficient, environmentally friendly and resource-efficient.

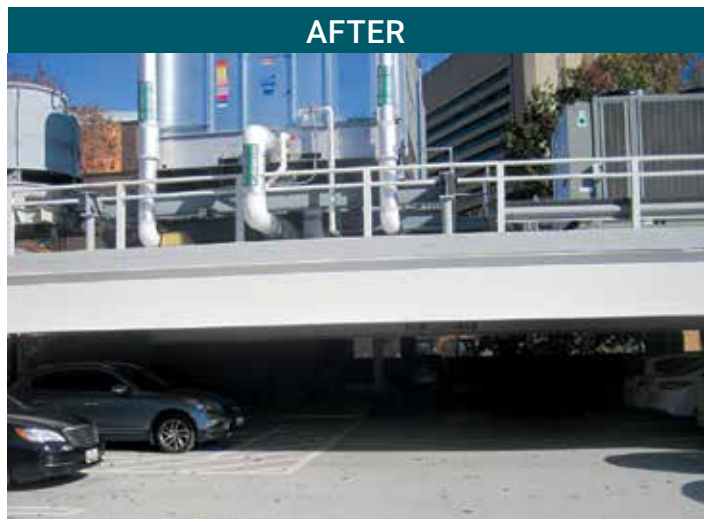
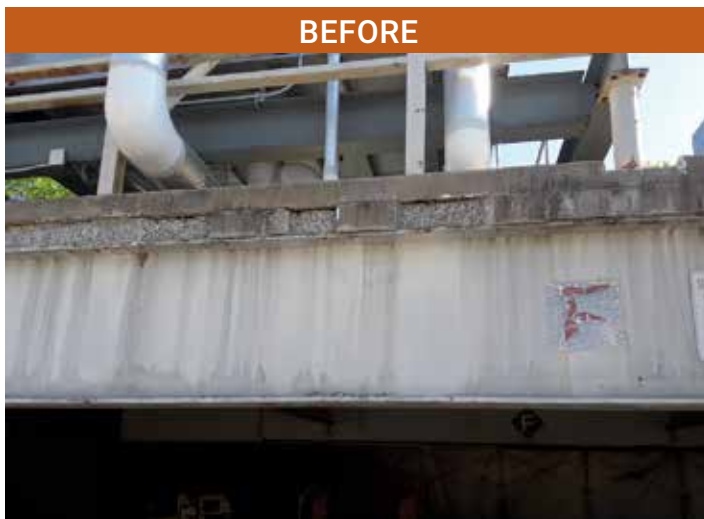


AVERY ROAD TREATMENT CENTER

This project provides for the planning, design and construction of a replacement facility for the Avery Road Treatment Center (ARTC). The County entered into a public-private partnership with assistance from the State to complete the project. Construction is projected to be completed in late Spring/Early Summer 2020.

Avery Road Treatment Center provides residential, non-hospital detoxification and intermediate care services for adults. Clients can self-refer, or can be referred by Access to Behavioral Health, jail, hospitals, or other treatment providers. Priority populations include pregnant women, individuals diagnosed as HIV+, AIDS, Hepatitis C or TB/PPD+. Also included are individuals with Child Welfare or criminal justice involvement, and those with co-occurring mental health and substance abuse disorders.

COMMUNITY ENGAGEMENT, ENRICHMENT AND PRESERVATION



Council Office Building Garage Renovation



Martin Luther King Pool New HVAC Dehumidification Equipment

COMMUNITY ENGAGEMENT, ENRICHMENT AND PRESERVATION



Praisner Library



Council Office Building Garage



Martin Luther King Pool Dehumidification

DGS DIVISIONS ENGAGE WITH COMMUNITIES from planning to ground-breaking through construction and maintenance to ensure residents are engaged and that building and design respects the character of a community. DGS is committed to preserving community character, our county history, and archives while Montgomery County continues to grow.

The Division of Building Design and Construction (DBDC) plans, designs, and constructs County buildings to high performance standards to create valuable assets to serve residents into the future.

DBDC REFURBISHMENT PROJECTS

IN ADDITION TO NEW CONSTRUCTION, DGS continuously updates and refurbishes existing County facilities, such as libraries, pools, recreation centers and garages. By partially renovating or refreshing the buildings rather than completely rebuilding them, DGS ensure the facilities continue to serve community needs and save taxpayers' money.

PRAISNER LIBRARY



EXTERIOR

ADA Upgrades to Access & Parking Lot
Repair and Repainting of Entrance Canopy

INTERIOR

New Glass Sliding Doors at Entrance
New Sit / Stand Nienkamper Service Desks
New Shelving and Wall Millwork behind Service Desks
Renovated Quiet Study Room
Renovated Public Restrooms
Select New Furniture and Shelving
New Color Coordinated Carpets and Paint
New Vinyl Tile and Sinks in Meeting Rooms
New Energy Efficient Retrofitted LED Lighting
New Ceiling Tiles
New Information / Display Board in Lobby
New Counters in Collaboration Rooms
Electric Connectivity to Most Seating Groups
New Water Fountain with Bottle Filling Station
New Book Displays

COMMUNITY ENGAGEMENT, ENRICHMENT AND PRESERVATION



Praisner Library Refurbishment



Wheaton Recreation Center



Good Hope Neighborhood Recreation Center

MARTIN LUTHER KING POOL



EXTERIOR AND INTERIOR

MLK indoor pool has been in operation for 35 years without any major renovation/modernization.

The renovation focused on replacing the roof, HVAC, painting, new flooring, replacement of furniture, ADA railing, pool equipment, pool filtration and pumps and installing LED lighting.

WHEATON COMMUNITY RECREATION CENTER



EXTERIOR AND INTERIOR

The Wheaton Community Recreation Center was a construction in progress in Fiscal year 2019. Collocated with the Wheaton Library on Georgia Avenue at the intersection with Arcola Avenue. The new environmentally friendly, LEED-certified facility includes high performance mechanical and lighting systems, natural daylight with glare controls, healthy regional and recycled materials, and planted roof areas for stormwater management. It will also use renewable energy such as solar panels.

The Wheaton Community Recreation Center is a multi-purpose recreational facility that offers a variety of programs and activities for people of all ages, ranging from sports, fitness, dance, music and art. Educational presentations and social activities are also featured. The outdoor space features a large open play area and multi-age destination playground. The playground includes a variety of structures which serve as musical instruments, as well as a shaded reading circle.

COMMUNITY ENGAGEMENT, ENRICHMENT AND PRESERVATION



Good Hope Neighborhood Recreation Center



Renovated Council Office Building Garage

COUNCIL OFFICE BUILDING GARAGE RENOVATION

EXTERIOR AND INTERIOR

The Council Office Building (COB) garage was built 1963. Despite minor alternation in 1975, no major renovation was done to the garage in its 56 years history. This project mainly addressed concrete, structural steel and masonry deteriorations. The parking decks are treated with waterproof coating and new directional signs and striping were provided for all levels. The garage has been operational throughout the construction period.



GOOD HOPE NEIGHBORHOOD RECREATION CENTER

EXTERIOR AND INTERIOR

The new 14,000-square-foot facility, located within the 13.7-acre Good Hope Park, doubles the size of the previous recreation center. In addition to providing much-needed space, the new facility meets ADA (Americans with Disabilities Act) standards and is environmentally friendly, designed to meet LEED Silver certification standards.

A new arts facility operated in partnership with Strathmore, is included in the Good Hope Neighborhood Recreation Center. In addition to the recreation center's sports and fitness programs and social activities, the arts facility will enhance recreational offerings by adding innovative art, music and educational activities. The outdoor areas at Good Hope Park include a playground, two softball/baseball fields, lighted tennis courts and basketball courts.

Environmental Features

- Designed to USGBC LEED Silver Rating
- Native and adapted landscaping and plantings
- Insulated glazing to allow greater views and daylight
- Renewable, local and recyclable materials used during construction
- Energy efficient low-flow plumbing fixtures
- Energy efficient LED lighting fixtures



PUBLIC-PRIVATE PARTNERSHIPS



Site 2 Demolition February 2019

PUBLIC-PRIVATE PARTNERSHIPS



Before and after of the 2nd District Former Police Station Demolition

WHAT DOES THE OFFICE OF PLANNING AND DEVELOPMENT DO?

THE OFFICE OF PLANNING AND DEVELOPMENT (OPD) implements and manages the County's redevelopment projects including creating opportunities for public-private partnerships that leverage County assets and facilitate public initiatives. OPD also evaluates sites for public facilities, coordinating the various interests in the project and properly disposes of County-owned real property to maximize land values and/or advance County projects. Finally, OPD advises the County Executive and elected officials on planning and land use. OPD supports the County Executive's Vision of a More Equitable and Inclusive Montgomery County.

2ND DISTRICT POLICE STATION

This public private partnership resulted in a new district police station in FY18 and is now delivering on a 535,000 square foot redevelopment of the old police station site to include an office building and hotel. This new private development project returns this valuable piece of property back to the County tax base and meets the transit-oriented smart growth goals identified in the Bethesda Downtown Plan. By generating more than \$58 million in private investment to date, this innovative partnership contributes to the County Executive's vision of a Growing Economy, Effective, Sustainable Government and Safe Neighborhoods.

SHADY GROVE WESTSIDE

The first townhome phase and multi-family building under this public-private partnership are complete. OPD continues to oversee its developer partner and the completion of the public infrastructure improvements, as well as manage environmental remediation and land transactions. Located adjacent to the Shady Grove Metro station with 23% of the units designated as either MPDUs or Workforce Housing, this development

contributes to the County Executive's vision of a More Affordable and Welcoming County, Easier Commutes and a Greener Economy. To date, it has generated more than \$165 million in private investment.

WHITE OAK SCIENCE GATEWAY REDEVELOPMENT (VIVA WHITE OAK)

The Viva White Oak project is a public-private partnership to redevelop 280 acres in the eastern portion of the County into a bioscience-focused mixed-used development. OPD managed the sale of the County's 110 acres to its partner and continues to monitor their progress on the development of the project. OPD managed the demolition of the former County property. The transformation of the property from industrial to mixed-use commercial and residential community contributes to the County Executive's vision of a Growing Economy and a More Affordable and Welcoming County. The County's contribution of \$40 million for the completion of three master planned roads contributes to Easier Commutes for area residents and employees.

PUBLIC-PRIVATE PARTNERSHIPS

SALT STORAGE

In FY19, OPD wo=sign of a new salt storage facility for the Department of Transportation. To be located at their Gaithersburg Depot, the new structure will add an additional 25,000 tons of storage capacity. Construction will occur in FY20. The new salt storage facility contributes to Easier Commutes since it supports DOT's efforts to maintain the County's roads in good condition and Effective, Sustainable Government.

FORMER SILVER SPRING LIBRARY

Montgomery County selected the Martha B. Gudelsky Child Development Center (MBGCDC) & CentroNia team to develop the former Silver Spring Library site for use as an early childhood education and development center. OPD managed the disposition process of the land and building, as well as the solicitation for and negotiations with the development team. The redevelopment of the former Silver Spring Library into an early childhood care, education and development facility for 150 children, 75% of which will be from low income families, supports Thriving Youth and Families and a More Affordable and Welcoming County.

WHEATON ARTS AND CULTURAL FACILITY

The proposed Wheaton Arts and Cultural Facility will be a community-oriented arts incubator that will include performance space, classrooms, gallery space, and administrative space for local arts organizations. In FY19, OPD managed the feasibility study of an arts facility in Wheaton which included community engagement, market analysis, a benchmarking study, preliminary program plan, and a business plan and operational analysis. In FY20, OPD will manage the creation of a Program of Requirements for this future facility. The Wheaton Arts and Cultural Facility will support A More Affordable and Welcoming County by providing affordable arts spaces for the diverse Wheaton community, as well as A Growing Economy by providing resources to local artists to grow their business.

FORMER PUBLIC SAFETY TRAINING ACADEMY

OPD selected a developer partner to redevelop the former 46-acre PSTA site and negotiated a purchase contract. During the due diligence period, OPD is coordinating with the developer on testing and inspection, land use approvals, and other contract obligations. The site is envisioned as a residential community which will include 30% MPDUs with supporting retail and open space with connectivity to a future Corridor Cities Transitway stop. The redevelopment supports a More Affordable and Welcoming County and Easier Commutes.

DISPOSITIONS

OPD supports Effective, Sustainable Government with disposition of land no longer needed by the County so that property can be returned to a more productive, and potentially more profitable use. In FY19, some of the dispositions OPD either completed or was in the process of disposing include property to the City of Gaithersburg for recreation uses, to the Glen Echo Fire Department to expand the existing station, to the Davis Airport to expand the runway to meet safety regulations and a closed school site to the Maryland-National Capital Park and Planning Commission for continued park use. All land that is sold to private entities for redevelopment goes through the disposition process, which not only provides sales money to the County but also returns land to the tax base.

PLANNING

OPD's planning efforts, in coordinating comments from various Executive Branch departments, support many of the County Executive's Priority Outcomes. Specifically, OPD's planning efforts have contributed substantially to A More Affordable and Welcoming Community. OPD coordinated the Executive's testimony and response to the Veirs Mill Corridor Master Plan. Through these efforts, additional affordable housing will be provided. The Veirs Mill Corridor Plan also supports redevelopment of the current Department of Recreation Headquarters, which OPD is leading. This redevelopment will put affordable housing on property that currently has no housing, also supporting A More Affordable and Welcoming County.

PUBLIC-PRIVATE PARTNERSHIPS

OPD STATISTICS FOR FY19

- ▶ Managing 5 public-private redevelopment projects and assisting other County departments with 6 additional projects, as well as planning 2 additional projects
- ▶ Secured \$56.3 million in private investment in FY19, and a cumulative investment of \$234.7 million since FY14
- ▶ Generation of \$4.7 million in property taxes from land sales to date
- ▶ Creation of 502 total new housing units including 123 units of affordable housing
- ▶ Oversaw the disposition of 6 properties in FY19, and more than a dozen projects since FY15.

BEFORE**AFTER**

Site 2 Retention Pond

BEFORE**AFTER**

Site 2 Demolition to facilitate Viva White Oak Project

ONE DEPARTMENT

ONE MISSION

DELIVERING GREAT SERVICE

Department of General Services
Montgomery County Government
101 Monroe Street, 9th Floor
Rockville, Maryland 20850
(240) 777-6194
www.montgomerycountymd.gov/dgs

